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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Tyncelyn Talsarn, Lampeter, Ceredigion, SA48 8QE

Asking Price £700,000

Looking for a secluded, yet not remote country property with views in the Aeron Valley - Then this could be for you. An enviously located property with an extended cottage having annexe potential, set in some 15.5 acres of delightfully mature grounds and paddocks surrounding the homestead for peace and seclusion with pond, attractive paddocks, poly tunnel and former caravan.

Location



A delightfully situated secluded holding, tucked away in the Aeron Valley, yet not being remote, access is via a short lane off the Talsarn to Llangeitho roadway, the property is in an elevated position overlooking the Aeron Valley and from the top lands there are fantastic views across the valley towards the Cambrian mountains, the property is conveniently situated to both Aberaeron and Lampeter and the Ceredigion heritage coastline, and also not far from the larger town of Aberystwyth with it high street shops including Marks & Spencer's, Tesco, Morrison, Next etc

Description



The property comprises of an attractive Aeron Valley smallholding with an extended cottage offering attractive accommodation, with the benefit of oil fired central heating and mainly Upvc double glazing. The property provides larger than average accommodation, together with the lower ground floor work shop/studio. The property also has the benefit of a solar pv system providing electric, we are informed with a feed in tariff.

Dining Room

21'7 x 10' (6.58m x 3.05m)



Oak flooring, a nice light room with double aspect windows, radiator. Open plan arrangement to adjoining Kitchen

Kitchen

18' x 11'2 (5.49m x 3.40m)



With a range of good quality Oak kitchen units at base and wall level incorporating a dual fuel range cooker, cooker hood over, space and plumbing for a automatic washing machine, two sink units

Inner Lobby

Leading to

Refurbished Bathroom

11 x 5'5 (3.35m x 1.65m)



With tiled walls, bath with shower unit over, wash hand basin and toilet, heated towel rail, extractor fan, spot lighting

Living room

17'1 x 16'4 (5.21m x 4.98m)



Steps up to feature living room, Oak flooring, French doors to balcony, enjoying fine views over the Aeron valley, further double aspect windows, access to loft, radiator. Potential for main bedroom space.

Central Sitting Room

17' x 20'6 (5.18m x 6.25m)



With fire place having a wood burning stove set on a slate hearth, beamed ceilings, radiator, French doors to front conservatory

Front Conservatory

18'5 x 6'1 (5.61m x 1.85m)



Tiled flooring, radiator and side entrance door.

Ground Floor Bedroom 1

17'3 x 9'5 (5.26m x 2.87m)



Radiator, front window

Bedroom 3

11'2 x 8'8 (3.40m x 2.64m)



Radiator, rear and side windows

Bedroom 2

11'1 x 8'10 (3.38m x 2.69m)



Radiator, front and side windows, interconnection to bedroom 3

Loft Room / Office

11'2 x 9' (3.40m x 2.74m)

Steps up to loft room this has previously been used as overflow accommodation or home office and provides access to further under eaves storage area and door to loft storage area. Radiator

Lower Ground Floor



Independently accessed

Studio / Office

16'6 x 17'1 (5.03m x 5.21m)



This was previously used as a home laboratory but in our opinion would be ideal as studio/workshop, Gym or even with potential for a self contained annex,. This has fitted cupboards units incorporating a double bowled sink unit, radiator, beamed ceiling.

Garage

17' x 9'6 (5.18m x 2.90m)



Which is housing the oil fired boiler with pressurised water cylinders

Approach



The property is approached via a tarmacadam driveway leading to parking and turning areas, useful barns including former Dutch hay barns with lean-to's, used for storage. To the front of the property is a further corrugated barn together with feed shelter in the paddock.

Grounds



The mature grounds of the lower side of the property with a feature pond, nicely established, a large Polly tunnel with water connected, the land surrounding the property is divided into several paddocks and enclosures, being level to sloping, as it rises up the hill being generally left in recent years and therefore high in amenity and conservation value. The fields are bordered by mature trees and from the top of the lands there are outstanding views over the Aeron valley and towards the Cambrian mountains.

Polytunnel



main water, private water supply also available, mains electricity with PV solar panel array, private drainage, oil fired central heating to dwelling.

Council tax band C

Directions

From Aberaeron take the A482 towards Lampeter, in the village of Felinfach turn left by the school, continue to the T junction, turning left again, continue through the village of Talsarn, taking the next right hand turning towards Llundainfach, proceed for approximately one and half miles and the entrance can be found on the left hand side.

Pond



To the front of the property is a mature garden area with feature pond stocked with Coi Carp, Tench, Rud etc.

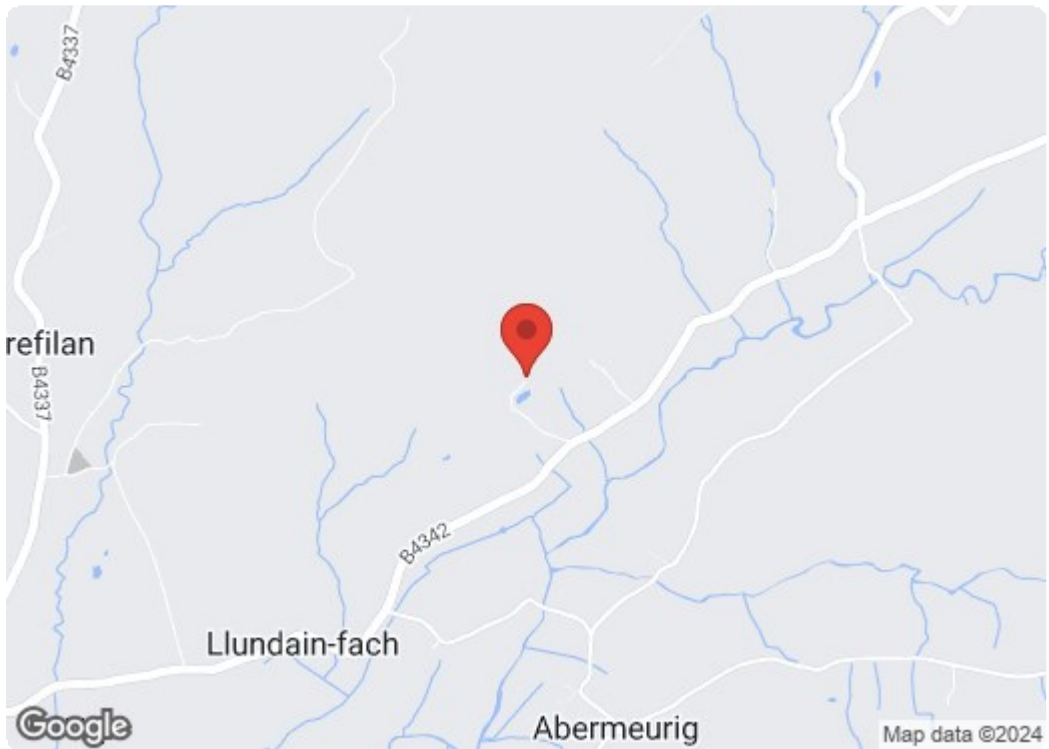
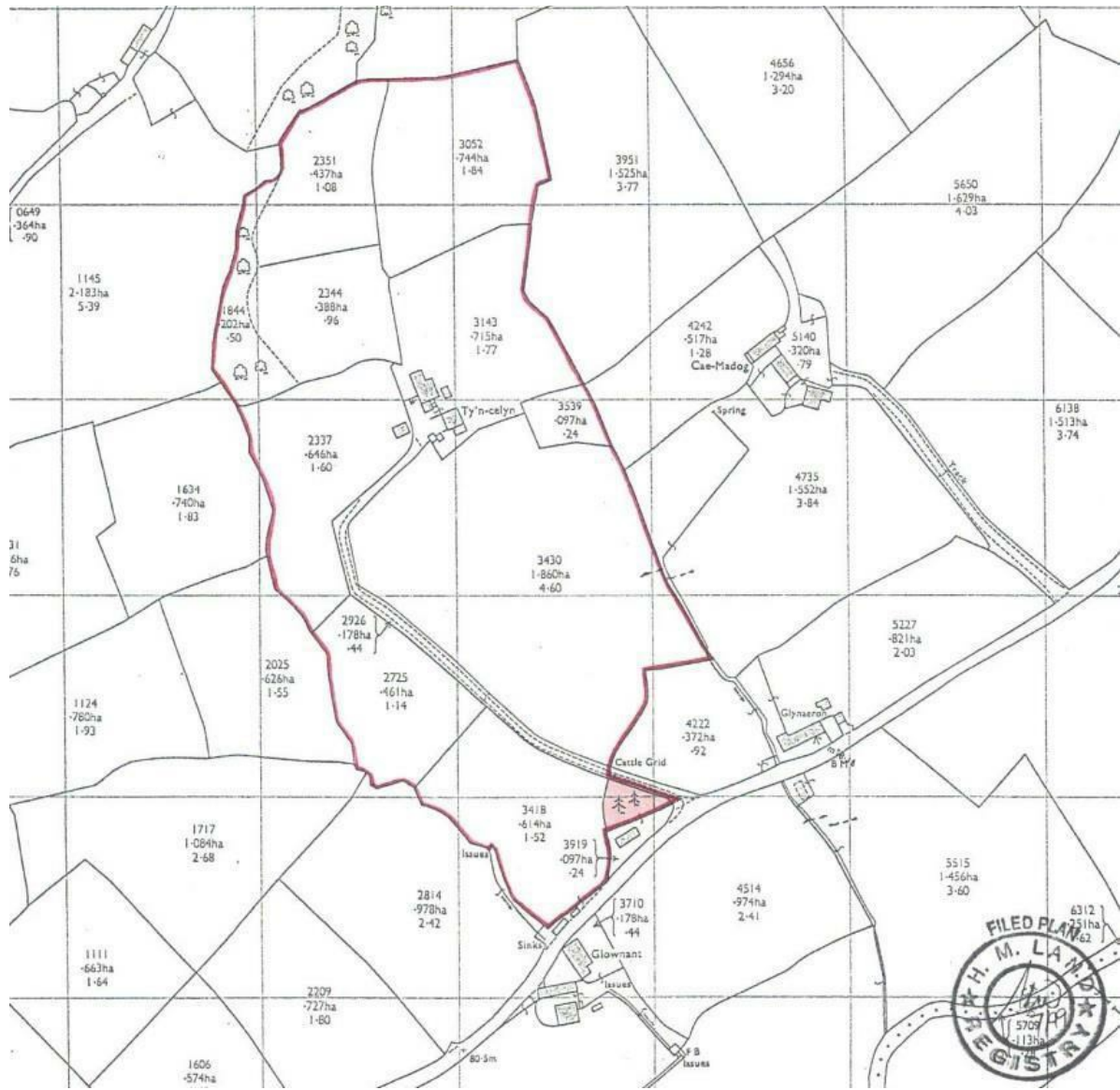
Former caravan



There has been a mobile home on the property, however a certificate of lawfulness for its retention has previously been refused.

Services

We are informed the property benefits from connection to



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611